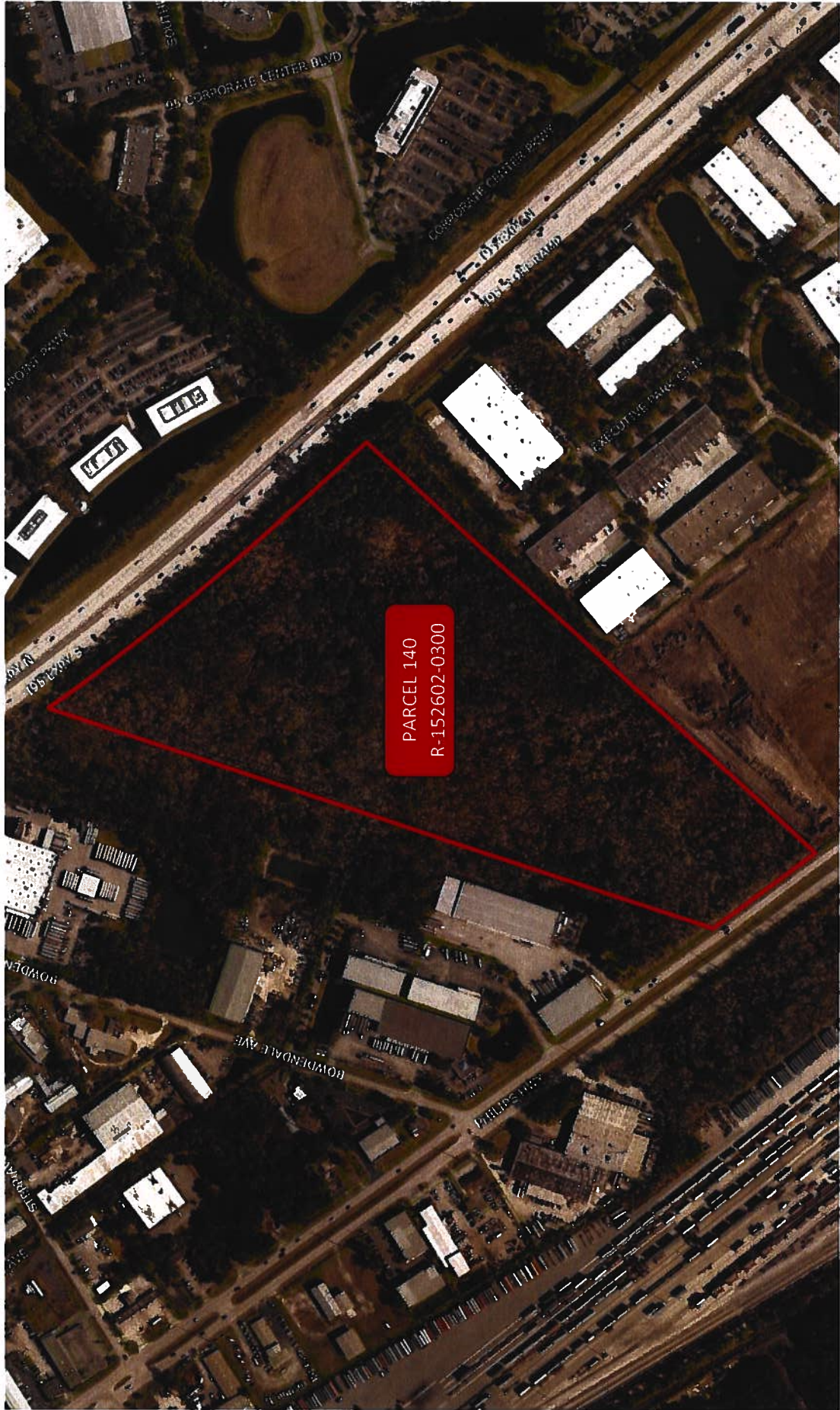


I-95 PARCEL 140 (R-152602-0300) – MAP



I-95 PARCEL 140 (R-152602-0300) -- AERIAL



Section No. 72280 S.R. No. 9 (I-95) from S.R. No. 202 to Atlantic Blvd. Duval County
F.P. No. 4322592

Parcel No. 140

Fee Simple

Part "A"

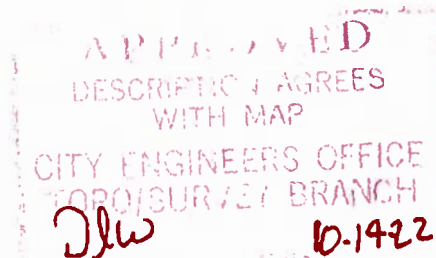
A Part Of The Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Northwest Corner Of Lot 1, Block 1, Rodney Unit 1, As Recorded In Plat Book 21, Page 70, Of The Current Public Records Of Duval County, Florida, In Section 31, Township 2 South, Range 27 East, Duval County, Florida; Thence South 01°04'43" West, Along The Southerly Extension Of The West Line Of Said Lot 1, A Distance Of 278.58 Feet To The Baseline Of Survey Of State Road No. 9 (I-95, As Per Florida Department Of Transportation Right Of Way Map, Section No. 72280, F.P. No. 4322592, Having A Variable Width Right Of Way); Thence Along Said Baseline Of Survey Of State Road No. 9 (I-95), The Following 5 Courses And Distances: (1) South 42°43'32" East, 3,058.98 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 11,443.85 Feet; (2) Along The Arc Of Said Curve, Through An Angle Of 11°28'22", An Arc Distance Of 2,291.47 Feet And A Chord Bearing And Distance Of South 36°59'21" East, 2,287.65 Feet To The Point Of Tangency; (3) South 31°15'10" East, 7,853.13 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 11,444.35 Feet; (4) Along The Arc Of Said Curve, Through An Angle Of 10°42'08", An Arc Distance Of 2,137.68 Feet And A Chord Bearing And Distance Of South 36°36'14" East, 2,134.57 Feet To The Point Of Tangency; (5) South 41°57'18" East, 471.47 Feet; Thence South 48°02'42" West, A Distance Of 150.00 Feet To The Southwesterly Existing Limited Access Right Of Way Line Of Said State Road No. 9 (I-95), And To The Point Of Beginning; Thence South 42°42'28" West, A Distance Of 1196.57 Feet; Thence North 46°41'52" West, A Distance Of 116.76 Feet; Thence North 04°33'13" East, A Distance Of 338.30 Feet; Thence North 27°29'33" East, A Distance Of 198.81 Feet; Thence North 07°16'50" East, A Distance Of 240.77 Feet; Thence North 26°32'26" West, A Distance Of 156.38 Feet; Thence North 28°32'19" East, A Distance Of 307.37 Feet; Thence North 36°20'41" West, A Distance Of 528.48 Feet; Thence North 18°32'56" East, A Distance Of 275.47 Feet To Said Southwesterly Existing Limited Access Right Of Way Line Of State Road No. 9 (I-95), And A Curve To The Left, Having A Radius Of 11,594.35 Feet; Thence Along Said Southwesterly Existing Limited Access Right Of Way Line, The Following 2 Courses And Distances: (1) Along The Arc Of Said Curve, Through An Angle Of 04°29'37", An Arc Distance Of 909.34 Feet And A Chord Bearing And Distance Of South 39°42'29" East, 909.11 Feet To The Point Of Tangency; (2) South 41°57'18" East, 471.47 Feet To The Point Of Beginning.

Containing: 17.458 Acres, More Or Less.

ALSO:

Part "B" (Acquired Remainder)



Fee Simple

A Part Of The Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Northwest Corner Of Lot 1, Block 1, Rodney Unit 1, As Recorded In Plat Book 21, Page 70, Of The Current Public Records Of Duval County, Florida, In Section 31, Township 2 South, Range 27 East, Duval County, Florida; Thence South 01°04'43" West, Along The Southerly Extension Of The West Line Of Said Lot 1, A Distance Of 278.58 Feet To The Baseline Of Survey Of State Road No. 9 (I-95, As Per Florida Department Of Transportation Right Of Way Map, Section No. 72280, F.P. No. 4322592, Having A Variable Width Right Of Way); Thence Along Said Baseline Of Survey Of State Road No. 9 (I-95), The Following 5 Courses And Distances: (1) South 42°43'32" East, 3,058.98 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 11,443.85 Feet; (2) Along The Arc Of Said Curve, Through An Angle Of 11°28'22", An Arc Distance Of 2,291.47 Feet And A Chord Bearing And Distance Of South 36°59'21" East, 2,287.65 Feet To The Point Of Tangency; (3) South 31°15'10" East, 7,853.13 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 11,444.35 Feet; (4) Along The Arc Of Said Curve, Through An Angle Of 10°42'08", An Arc Distance Of 2,137.68 Feet And A Chord Bearing And Distance Of South 36°36'14" East, 2,134.57 Feet To The Point Of Tangency; (5) South 41°57'18" East, 471.47 Feet; Thence South 48°02'42" West, A Distance Of 150.00 Feet To The Southwesterly Existing Limited Access Right Of Way Line Of Said State Road No. 9 (I-95); Thence South 42°42'28" West, A Distance Of 1,196.57 Feet To The Point Of Beginning; Thence Continue South 42°42'28" West, A Distance Of 853.65 Feet To The Northeasterly Existing Right Of Way Line Of State Road No. 5 (U.S. 1, As Per Said Florida Department Of Transportation Right Of Way Map, Section No. 72280, F.P. No. 4322592, Having A Variable Width Right Of Way); Thence North 35°54'52" West, Along Said Northeasterly Existing Right Of Way Line, A Distance Of 423.21 Feet; Thence North 18°32'56" East, A Distance Of 2,059.62 Feet; Thence South 36°20'41" East, A Distance Of 528.48 Feet; Thence South 28°32'19" West, A Distance Of 307.37 Feet; Thence South 26°32'26" East, A Distance Of 156.38 Feet; Thence South 07°16'50" West, A Distance Of 240.77 Feet; Thence South 27°29'33" West, A Distance Of 198.81 Feet; Thence South 04°33'13" West, A Distance Of 338.30 Feet; Thence South 46°41'52" East, A Distance Of 116.76 Feet To The Point Of Beginning.

Containing: 23.710 Acres, More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By JLW Date 10-14-22